



**CITY PLAN COMMISSION MEETING  
CITY COUNCIL CHAMBERS, 300 N. CAMPBELL  
MAY 30, 2013  
1:30 P.M.**

**MINUTES**

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:34 p.m. Commissioner Nance present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

Commissioner De La Cruz  
Commissioner Wright  
Commissioner Brandrup  
Commissioner Nance  
Commissioner Reveles

**COMMISSIONERS ABSENT:**

Commissioner Borden  
Commissioner Amoriello  
Commissioner Ardivino  
Commissioner Schauer

**AGENDA**

Commissioner Wright read the rules into the record. Carlos Gallinar, City Development Deputy Director read the revisions to the agenda into the record.

**\*ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Wright, and unanimously carried to **APPROVE** the agenda as amended.

**AYES:** Commissioner De La Cruz, Wright, Brandrup, Nance, and Reveles

**ABSENT:** Commissioner Borden, Amoriello, Ardivino, and Schauer

Motion passed.

**I. CALL TO THE PUBLIC – PUBLIC COMMENT**

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

**No action was taken.**

## II. CONSENT AGENDA

There were no items under the Consent Agenda.

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## III. REGULAR AGENDA - DISCUSSION AND ACTION:

### PUBLIC HEARING Rezoning Applications:

1. **PZRZ13-00010:** Lot 3 and the East half of Lot 2, Block 59, East El Paso Addition, City of El Paso, El Paso County, Texas  
Location: 3405 Gateway West Boulevard  
Zoning: R-5 (Residential)  
Request: From R-5 (Residential) to A-O (Apartment/Office)  
Existing Use: Single-family dwelling  
Proposed Use: Office, business  
Property Owner: Richard Brent Aziz  
Representative: Jesus L. Jaime  
District: 2  
Staff Contact: Andrew Salloum, (915) 541-4633,  
[salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Art Rubio, Planner, gave a brief presentation and noted that the site plan is conceptual.

Jesus Jaime, representing the applicant, concurred with staff's comments and noted that they are willing to pave the alley.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE PZRZ13-00010**.

Motion passed.

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### PUBLIC HEARING Special Permit Application:

2. **PZST13-00008:** Tract 4-C, Section 11, Block 81, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas  
Location: 5000 Riley  
Zoning: C-1 (Commercial)  
Request: Infill Development / 50% parking reduction  
Existing Use: Vacant  
Proposed Use: Apartments  
Property Owner: RNR Properties  
Representative: Angel Ramos  
District: 2  
Staff Contact: Michael McElroy, (915) 541-4238,  
[mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

Michael McElroy, Planner, gave a brief presentation and noted that staff received one (1) phone call in opposition to this request.

Angel Ramos with RNR Properties, representing the applicant, concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request.

- Hector Chaparro spoke in opposition to this request expressing concerns about parking.

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE PZST13-00008**.

Motion passed.

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**Subdivision Applications:**

**SUBDIVISION MAP APPROVAL:**

**NOTICE TO THE PUBLIC AND APPLICANTS:**

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

**Major Preliminary:**

3.      **SUSU13-00026:**           Montecillo Dog Park – Tract 3B, A.F. Miller Survey 216, City of El Paso, El Paso County, Texas
- Location:               West of Mesa and North of Montecillo
- Property Owner:       EPT Mesa Development
- Representative:       Conde, Inc.
- District:               8
- Staff Contact:         Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

Conrad Conde with Conde, Inc., concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Reveles, seconded by Commissioner Wright, and unanimously carried to **APPROVE SUSU13-00026**.

Motion passed.

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4.      **SUSU13-00027:**           Tierra Del Este Unit 76 – A portion of Section 18, Block 78 and portion of Sections 37, and 48, Block 79, Township 2, Texas and Pacific Railway, Co. Surveys, City of El Paso, El Paso County, Texas
- Location:               North of Pebble Hills and East of John Hayes
- Property Owner:       Ranchos Real XIV
- Representative:       Conde, Inc.

District: 5  
Staff Contact: Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

Nelson Ortiz, Planner, gave a brief presentation and noted that staff is recommending approval of this request with condition.

Conrad Conde with Conde, Inc., concurred with staff's comments but is requesting that the words **to coordinate** be added to the EPWU comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE SUSU13-00027 WITH THE CONDITION THAT TIERRA DEL ESTE 72 SHALL BE RECORDED PRIOR OR CONCURRENTLY WITH THIS PLAT IN ORDER TO COMPLY WITH THE MASTER DRAINAGE PLAN AND WITH THE COORDINATION BETWEEN THE APPLICANT AND EPWU.**

Motion passed.

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5.     **SUSC13-00001:**       Montecillo Unit Five – A portion of Tract 6A and All of Tract 4A, A.F. Miller Survey 216, and All of Tract 21, John Barker Survey 10, City of El Paso, El Paso County, Texas  
          Location:           East of Mesa Street and north of Argonaut Drive  
          Property Owner:   EPT Montecillo Development East, L.P.  
          Representative:   Conde, Inc.  
          District:           1  
          Staff Contact:     Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Wright, and unanimously carried to **DELETE SUSC13-00001.**

Motion passed.

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**PUBLIC HEARING Resubdivision Combination:**

6.     **SUSU13-00002:**       Glenwood Circle Place –A replat of all of San Angelino Estates, City of El Paso, El Paso County, Texas  
          Location:           North of Border Highway and East of Glenwood  
          Property Owner:   Mario Ornelas  
          Representative:   Dorado Engineering, Inc.  
          District:           8  
          Staff Contact:     Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Wright, and unanimously carried to **POSTPONE SUSU13-00002 FOR FOUR (4) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 27, 2013.**

Motion passed.

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7.     **SUSU13-00023:**       La Mision Replat A – A replat of Lot 2, Block 1, La Mision Subdivision, City of El Paso, El Paso County, Texas  
          Location:           North of North Loop and East of Pendale

Property Owners: Mike and Ana Maria Kohan  
Representative: Rey Engineering  
District: 7  
Staff Contact: Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

Enrique Rey with Rey Engineering concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE SUSU13-00023**.

Motion passed.

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**PUBLIC HEARING Street Vacations:**

8. **SURW13-00007:** Florence Alley Vacation – 20' Wide Alley in Block 113, Campbell's Addition, City of El Paso, El Paso County, Texas  
Location: West of S. Florence Street and between Third and Fourth Ave  
Applicant: Lydia Patterson Institute  
Representative: Paso Del Norte Surveying, Inc.  
District: 8  
Staff Contact: Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)

William Helms, Architect, representing the applicant, and Sam ???, Project Manager for Lydia Paterson, noted that they are requesting the alley right-of-way vacation for student's safety. He noted that they are still working on the Master Plan for the campus and would like to work with El Paso Electric to vacate the power lines up the alley and into the building underground. Depending on the outcome of today's meeting, as part of the master plan, they are planning a new two story addition to the campus in one quarter of the block that is vacant. They would like to have a pedestrian bridge to cross the alley connecting the second floor levels between buildings across the alley.

Adriana Castillo with the EPWU noted that if they do a walkway they need to come back to EPWU for clearance.

Commissioner Nance asked if there was anyone in the public who wished so speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Brandrup, and unanimously carried to **APPROVE SURW13-00007**.

Motion passed.

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9. **SURW13-00008:** 1012 N. Campbell Street Vacation – A portion of Campbell Street Right-of-way adjacent to Lot 16 and the North 4 feet of Lot 17, Block 273, Campbell's Addition, City of El Paso, El Paso County, Texas  
Location: West of Florence Street and between Rio Grande and Arizona  
Applicant: RAL Investments  
Representative: City of El Paso  
District: 8  
Staff Contact: Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)

10. **SURW13-00009:** 1020 & 1014 N. Campbell Street Vacation – A portion of Campbell Street Right-of-way adjacent to Lots 11, 12, 13, 14 & 15, Block 273, Campbell's Addition, City of El Paso, El Paso County, Texas  
Location: West of Florence Street and between Rio Grande and Arizona  
Applicant: La Posada Home, Inc.  
Representative: City of El Paso.  
District: 8  
Staff Contact: Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)
11. **SURW13-00010:** 501 Rio Grande Vacation – A portion of Campbell Street Right-of-way adjacent to the South 22 feet of Lot 17 and Lots 18, 19, and 20, Block 273, Campbell's Addition, City of El Paso, El Paso County, Texas  
Location: West of Florence Street and between Rio Grande and Arizona  
Applicant: Torreon Properties Inc.  
Representative: City of El Paso  
District: 8  
Staff Contact: Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Wright, and unanimously carried to **HEAR ITEMS 9, 10, AND 11 TOGETHER.**

Motion passed.

Nate Baker, Planner, noted that the purpose of the proposed vacation is to address an existing rock wall encroachment.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Reveles, and unanimously carried to **APPROVE SURW13-00008, SURW13-00009, AND SURW13-00010.**

Motion passed.

12. **SURW13-00012:** Edgar Road Street Vacation – A portion of Edgar Road out of S.A. & M.G. Railway Company Survey No. 266, City of El Paso, El Paso County, Texas  
Location: East of IH-10 and South of Montoya Lane  
Property Owner: Prime Desert Properties, LLC  
Representative: Quantum Engineering Consultants, Inc.  
District: 1  
Staff Contact: Mirian Spencer, (915) 541-4482, [spencermd2@elpasotexas.gov](mailto:spencermd2@elpasotexas.gov)

Bobby Gonzalez with Quantum Engineering concurred with staff's comments and noted that they are in the process of working with EPWU on all of the appropriate easements to accommodate the realignment.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Reveles, and unanimously carried to **APPROVE SURW13-00012 WITH THE CONDITION THAT A 25 FT. WIDE PSB EASEMENT SHALL BE RETAINED TO ACCOMMODATE AN EXISTING 15 INCH DIAMETER SEWER MAIN LOCATED ALONG EDGAR ROAD THAT WILL REMAIN ACTIVE TO CONTINUE PROVIDING SERVICE TO THE PUBLIC.**

Motion passed.

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**Other Business:**

13. Discussion and action of an ordinance amending the definition of Transitional Housing and to allow for the expiration of special permits for Transitional Homes.  
Staff Contact: Karla Nieman, 915-541-4550, [niemankm@elpasotexas.gov](mailto:niemankm@elpasotexas.gov)

Karla Nieman, Assistant City Attorney, gave a brief power point presentation on the proposed amendment to Title 20. She noted that since the definition of "Transitional Homes" is so broad, it allows the Special Permit for Transitional Housing to be switched from a Homeless Shelter to a pre-parole detention to a halfway house. The new definition state is similar to the current definition still allows temporary housing and appropriate supportive services to four (4) or more persons, in order to facilitate their transition to independent living and a more permanent form of housing. The major amendments to the Transitional Housing will include the expiration of the special permit if the following take place:

- If the use is no longer operational and they cease to operate for 120 day or more,
- Change of ownership,
- Change in occupancy, i.e. going from a a homeless shelter for women to a drug addiction center.

The amendment also includes additional types of transitional homes that are not currently included in the definition.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request.

Juan Brown noted that the goal of La Posada is to provide services in a transitional nature for persons that are homeless and they have no intention of moving away from that goal. He is in support of this amendment.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Reveles, and unanimously carried to **APPROVE AN ORDINANCE AMENDING THE DEFINITION OF TRANSITIONAL HOUSING AND TO ALLOW FOR THE EXPIRATION OF SPECIAL PERMIT FOR TRANSITIONAL HOMES.**

Motion passed.

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14. Discussion and action on an Ordinance amending Title 19 (Subdivisions), Chapter 19.20 (Parks and Open Space), Section 19.20.030 (Parkland Calculation), Section 19.20.050 (Standards for Deeded Parkland) and Section 19.20.120 (Parkland Fees Special Fund) of the City of El Paso City Code to amend the requirements for parkland dedication and fees. The penalty being as provided in Chapter 19.42 of the City of El Paso City Code.  
Staff Contact: Kimberly Forsyth, (915) 541-4668, [forsythkl@elpasotexas.gov](mailto:forsythkl@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner Wright, and unanimously carried to **DELETE DISCUSSION AND ACTION ON AN ORDINANCE AMENDING TITLE 19 (SUBDIVISIONS), CHAPTER 19.20 (PARKS AND OPEN SPACE), SECTION 19.20.030 (PARKLAND CALCULATION), SECTION 19.20.050 (STANDARDS FOR DEEDED**

**PARKLAND) AND SECTION 19.20.120 (PARKLAND FEES SPECIAL FUND) OF THE CITY OF EL PASO CITY CODE TO AMEND THE REQUIREMENTS FOR PARKLAND DEDICATION AND FEES.**

Motion passed.

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15. Discussion and action on Ordinance amending Title 19 (Subdivisions), Chapter 19.01 (Provisions Applicable to All Platting Procedures), Section 19.01.030 (Exemptions) and Section 19.01.040 (Time for Decision on Plats and Land Studies), Chapter 19.02 (Land Studies), Section 19.02.040 (Criteria for Approval) and Section 19.02.070 (Revisions Following Approval of a Land Study), Chapter 19.03 (Preliminary Plat), Section 19.03.050 (Effect of Approval of a Preliminary Plat) and Section 19.03.060 (Expiration and Extension), Chapter 19.04 (Final Plat), Section 19.04.060 (Expiration and Extension) and Section 19.04.070 (Plat Recordation), Chapter 19.08 (Construction Plans and Management), Section 19.08.010 (Subdivision Improvement Plans), Section 19.08.020 (Timing of Public Improvements, Permit Issuance) and Section 19.08.040 (Security for Completion of Improvements), Chapter 19.10 (Dedication, Construction Requirements and City Participation), Section 19.10.050 - Roadway Participation Policies - Improvement of Roads and Utilities Within and/or Abutting the Subdivision), Chapter 19.15 (Roadways), Section 19.15.030 (Street/Thoroughfare Escrow Policies and Procedures), Chapter 19.21 (Sidewalks), Section 19.21.030 (Sidewalk Requirements for New Streets), Chapter 19.41 (Expiration, Extension and Reinstatement), Section 19.41.010 (Time of Expiration) and Chapter 19.46 (Proportionality Appeal), Section 19.46.030 (Appeal Requirements) of the City of El Paso City Code to amend various administrative requirements. The penalty being as provided in Chapter 19.42 of the City of El Paso City Code.
- Staff Contact: Kimberly Forsyth, (915) 541-4668, [forsythkl@elpasotexas.gov](mailto:forsythkl@elpasotexas.gov)

Kimberly Forsyth, Lead Planner, gave a brief power point presentation and noted that this is a series of amendments to Title 19. She noted that she received an e-mail from the EPWU requesting a very minor amendment. She summarized some of the changes or amendments to Title 19.

Carlos Gallinar, Deputy Director for Planning, suggested that this item not be postponed for the following reason. He feels these are relatively easy changes to the code.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Nance, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 19 WITH THE FOLLOWING CHANGES:**

- 19.01.030 - EXCEPTIONS, ITEM 13-A "ONE DWELLING UNIT OF THE DUPLEX...
- ITEM 14 – ADD "AND MINOR UTILITY FACILITIES."
- 19.04.070.A.2.b – ADD "AND 19.08.020

Motion passed.

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16. Planning Report:  
N/A


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17. Legal Report:  
N/A
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**ADJOURNMENT:**

Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to adjourn this meeting at 3:21 p.m.

Approved as to form:

  
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Carlos Gallinar, Executive Secretary, City Plan Commission